

012.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

852,800 / 852,800

USE VALUE:

852,800 / 852,800

ASSESSED:

852,800 / 852,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
1		PUTNAM RD, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	DONOHUE COLLEEN
Owner 2:	
Owner 3:	

Street 1: 1 PUTNAM RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MURRY GEORGE V & HELEN V -

Owner 2: LIFE ESTATE -

Street 1: 1 PUTNAM RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,672 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 2333 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5672		Sq. Ft.	Site		0	85.	1.04	2									501,636						501,600	

Total AC/Ha: 0.13021

Total SF/SM: 5672

Parcel LUC: 101 One Family

Prime NB Desc: KEL/MANOR

Total: 501,636

Spl Credit

Total: 501,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 852,800 / 852,800
 852,800 / 852,800
 852,800 / 852,800

User Acct	9626
GIS Ref	
GIS Ref	
Insp Date	
04/09/19	

USER DEFINED	
Prior Id # 1:	9626
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:51:56
LAST REV	
Date	Time
04/25/19	18:39:05
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

 PREVIOUS ASSESSMENT Parcel ID 012.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,200	0	5,672.	501,600	852,800	852,800	Year End Roll	12/18/2019
2019	101	FV	303,800	0	5,672.	649,200	953,000	953,000	Year End Roll	1/3/2019
2018	101	FV	290,400	0	5,672.	413,100	703,500	703,500	Year End Roll	12/20/2017
2017	101	FV	290,400	0	5,672.	377,700	668,100	668,100	Year End Roll	1/3/2017
2016	101	FV	290,400	0	5,672.	306,900	597,300	597,300	Year End	1/4/2016
2015	101	FV	272,900	0	5,672.	306,900	579,800	579,800	Year End Roll	12/11/2014
2014	101	FV	272,900	0	5,672.	279,700	552,600	552,600	Year End Roll	12/16/2013
2013	101	FV	272,900	0	5,672.	266,200	539,100	539,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRY GEORGE V	1330-60		12/4/2006	Change>Sale	435,000	No	No		
	1081-115		5/1/1991			1	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/8/2007	134	Dormers	6,000			G9	GR FY09	finish dormer add	4/9/2019	Inspected	DGM	D Mann											
1/11/2007	20	Dormers	37,000			G8	GR FY08	dormer shell	12/1/2017	Inspected	PH	Patrick H											
									11/9/2017	MEAS&NOTICE	BS	Barbara S											
									1/27/2009	Meas/Inspect	372	PATRIOT											
									9/4/2008	External Ins	BR	B Rossignol											
									2/26/2007	MLS	MM	Mary M											
									4/11/2001	Inspected	PM	Peter M											
									9/27/1999	Meas/Inspect	264	PATRIOT											
									8/23/1993		EK												

 Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH			
Type:	5 - Cape			Full Bath:	2	Rating:	Good	OF=BMT SINK.							
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:									
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:									
Foundation:	1 - Concrete			A 3QBth:		Rating:									
Frame:	1 - Wood			1/2 Bath:		Rating:									
Prime Wall:	4 - Vinyl			A HBth:		Rating:									
Sec Wall:		%		OthrFix:	1	Rating:	Fair								
Roof Struct:	1 - Gable			OTHER FEATURES											
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good								
Color:	WHITE			A Kits:		Rating:									
View / Desir:	k - Kelwyn Manor			Fpl:	1	Rating:	Good								
GENERAL INFORMATION				WSFlue:		Rating:									
Grade:	C+ - Average (+)			CONDOS INFORMATION											
Year Blt:	1939	Eff Yr Blt:		Location:											
Alt LUC:		Alt %:		Total Units:											
Jurisdct:		Fact:	.	Floor:											
Const Mod:				% Own:											
Lump Sum Adj:				Name:											
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN			
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL		
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	6	2	M		
Sec Int Wall:		%		Economic:			%	Additions:							
Partition:	T - Typical			Special:			%	Kitchen:							
Prim Floors:	3 - Hardwood			Override:			%	Baths:							
Sec Floors:		%		Total:	18.6	%		Plumbing:							
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:							
Subfloor:				Basic \$ / SQ:	105.00			Heating:							
Bsmnt Gar:				Size Adj.:	1.22859204			General:							
Electric:	3 - Typical			Const Adj.:	0.99989998										
Insulation:	2 - Typical			Adj \$ / SQ:	128.989										
Int vs Ext:	S			Other Features:	93369										
Heat Fuel:	2 - Gas			Grade Factor:	1.10										
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000										
# Heat Sys:	1			NBHD Mod:											
% Heated:	100	% AC:	100	LUC Factor:	1.00										
Solar HW:	NO	Central Vac:	NO	Adj Total:	431421										
% Com Wall:		% Sprinkled:		Depreciation:	80244										
				Deprecated Total:	351177										
MOBILE HOME				WtAv\$/SQ:		AvRate:									
Make:		Model:		Ind.Val:											
SPEC FEATURES/YARD ITEMS				Juris. Factor:											
Code	Description	A	Y/S	Qty	Special Features:	0									
		Size/Dim	Qual	Con	Year										
		Unit Price	D/S	Dep	LUC	Before Depr:	141.89								
					Fact	Val/Su Net:	110.30								
					NB Fa	Final Total:	351200	Val/Su SzAd:	193.53						
					Appr Value										
					JCod JFact										
					Juris. Value										
				PARCEL ID				012.0-0003-0015.0							
More: N	Total Yard Items:			Total Special Features:						Total:					